

DOC. # 5468
ADOPTED 1/22/92

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF THE ERICKSON INVESTMENT
AND DEVELOPMENT CORPORATION AS REDEVELOPER OF THE
VACANT BRA BUILDING AT 2170 WASHINGTON STREET IN
THE DUDLEY IMPROVEMENT AREA.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Erickson Investment and Development Corp. has expressed an interest in and has submitted a satisfactory proposal for the development of 2170 Washington Street in the Dudley Improvement Area and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Erickson Investment and development Corp. be, and hereby is, tentatively designated as Redeveloper of the property at 2170 Washington street, subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended.
- (c) Submission within two-hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final working drawings and specifications; and
 - (iv) Proposed development and/or rental schedule.

2. That disposal of 2170 Washington Street by negotiation is the appropriate method of making the property available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the proposed development will be brought before the local neighborhood group for review and approval.

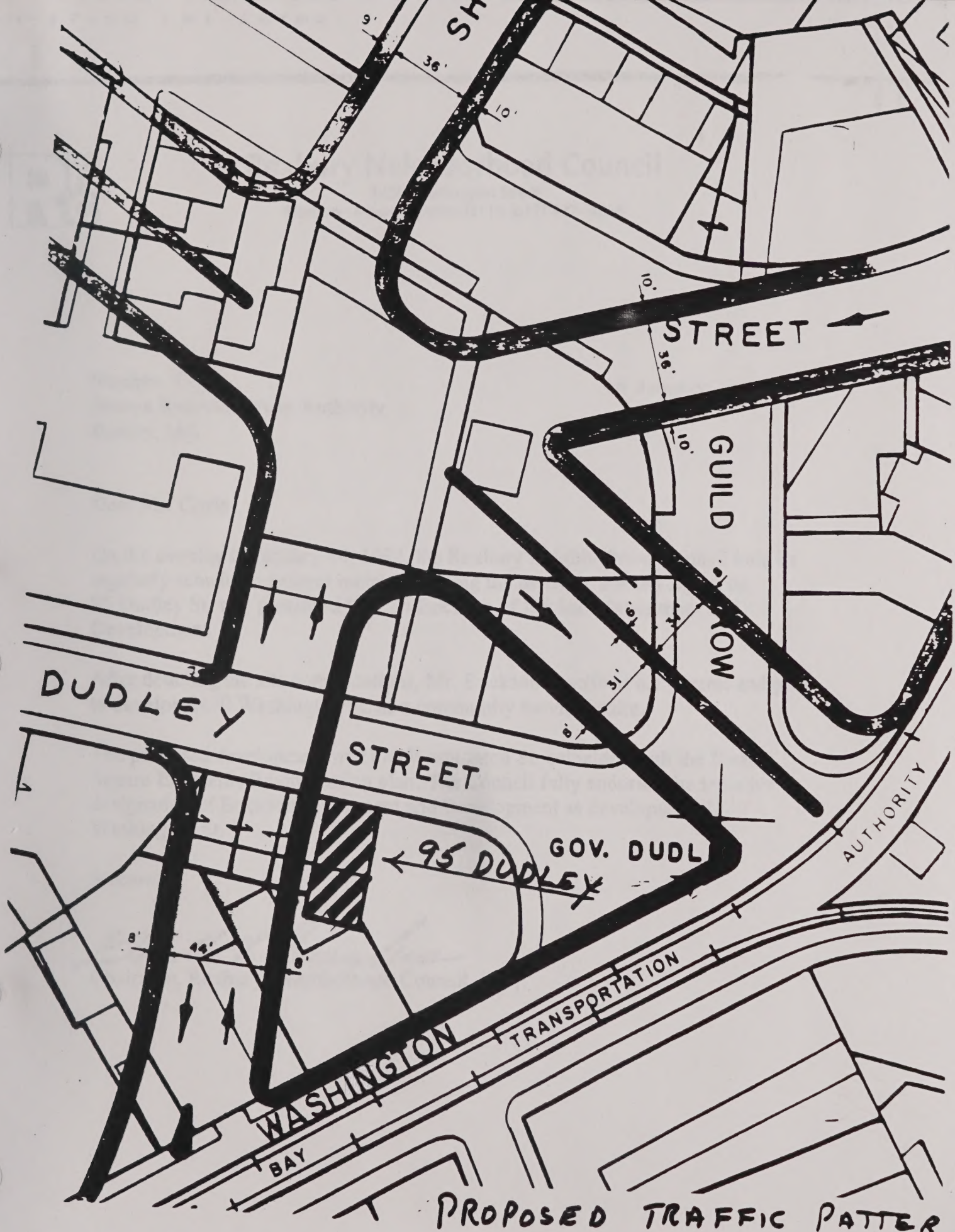
5. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

Forms1.2







PROPOSED TRAFFIC PATTERN



Roxbury Neighborhood Council

2406 Washington Street
Roxbury, Massachusetts 02119 (617) 427-4065

Stephen Coyle
Boston Redevelopment Authority
Boston, MA

16 January 1992

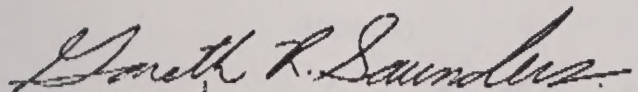
Dear Mr. Coyle

On the evening of January 14, 1992, the Roxbury Neighborhood Council held its regularly scheduled general meeting. During the meeting, a status report on 95 Dudley St. was presented by Carl Erickson of Erickson Investment and Development.

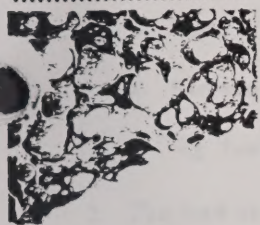
After detailing the site complications, Mr. Erickson described his interest and plan to develop 2170 Washington St. as a community movie theatre.

The proposed development of 2170 Washington St. coincides with the Dudley Square Economic Revitalization plan. The Council fully endorses the tentative designation of Erickson Investment and Development as developer of 2170 Washington St.

Sincerely,


Chairman, Roxbury Neighborhood Council

ERICKSON



INVESTMENT AND
DEVELOPMENT

Mr. Stephen Coyle
Director, Boston Redevelopment Authority
Boston City Hall
Boston, MA

January 21, 1992

RE: Development Of 2170 Washington Street

Dear Mr. Coyle

Please accept this letter as an expression of our interest to develop 2170 Washington Street. Erickson Investment and Development hereby request tentative designation for development of the existing boarded structure.

Once home to one of five Roxbury theatres, 2170 Washington Street will undergo renovations and conversion to a three screen multicultural movie theatre.

Your support for establishing a community based theatre will provide the catalyst for private development in Dudley Square.

Local institutions and organizations have been and will continue to be called upon for their input on issues of design, community impact, etc. The attached is a letter of support from the Roxbury Neighborhood Council. Additional support material including several community wide polls are forth coming.

Erickson Investment was previously designated developer of 95 Dudley Street, Roxbury. A combination of site limitations and market conditions prevented the development from proceeding. As a result, I am requesting that Erickson Investment be dedesignated as developer of 95 Dudley St.

The new designation of 2170 Washington Street will produce a tremendous benefit to both area merchants and residents alike.

Thank-you.

Sincerely

Carl Erickson
Carl Erickson

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Erickson Investment & Development

b. Address and ZIP Code of Redeveloper: 13 Kenilworth St., Boston, Ma 02119

c. IRS Number of Redeveloper: 011485722

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Campus High Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Ma

is described as follows:

The Building at 2170 Washington Street is a vacant, two story masonry structure containing approximately 6000 square feet of floor area. The structure has been vacant for years and is in advanced state of disrepair

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the type indicated below and is organized or operating under the laws of _____

☒ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as _____☐ A business association or a joint venture known as _____☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain) _____4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: April 15, 1987

5. Name, address, title or position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

President and Treasurer: Carl Erickson; 13 Kenilworth St./Boston, Ma
Clerk: Marcia Crutcher; 193 Valley Road/Plymouth, Ma

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

than 10% of any class of stock, the officers, directors or trustees, and each stockholder

- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members and board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Carl Erickson
13 Kenilworth Street
Boston, MA 02119

President 100% Interest
Treasurer

5. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 3) who has a beneficial interest in any of the shareholders or investors named in response to Item 3 - gives such person or entity more than a computed 10% interest in the Redeveloper (for example, 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 3 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information required in Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment.
- b. Cost per dwelling unit of any residential redevelopment.
- c. Total cost of any residential rehabilitation.
- d. Cost per dwelling unit of any residential rehabilitation.

n/a

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in each redevelopment or rehabilitation.

TYPE AND SIZE OF DWELLING UNIT

ESTIMATED AVERAGE
MONTHLY RENTAL

ESTIMATED AVERAGE
SALE PRICE

n/a

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals.

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I, Carl Erickson

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my knowledge and belief.

Dated: January 21, 1992

Dated: _____

Carl Erickson

Signature

President

Title

13 Kenilworth St./Boston, Ma 02119

Address and ZIP Code

Address and ZIP Code

If the Redeveloper is an individual, this statement should be signed by each individual if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not
Transmit to HUD Unless Requested or Item 1b is Answered "Yes."

1. Name of Redeveloper: Erickson Investment & Development

2. Address and ZIP Code of Redeveloper: 13 Kenilworth St./Boston, Ma 02119

3. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

Name of Local Public Agency

Campus High Renewal Authority

Name of Local Agency or Redevelopment District

4. The City of Boston, State of Massachusetts

is described as follows:

2170 Washington Street
Boston, Ma 02119

5. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ Yes ☒ No

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporations or firms.

6. a. The financial condition of the Redeveloper, as of December 31st, 91
is as reflected in the attached financial statement.

NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Mr Jay Walia

7. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land

Plans for financing 2170 Washington Street includes the following:
Approximately 20% Developers Equity and 80% bank or private finance;
Erickson Investment & Development, Neighborhood Development Bank(NDB),
Bank of Boston, and Loans to Encourage Neighborhood Development(LEND)

PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

5. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed work:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

Bank of Boston
100 Federal Street
Boston, MA

AMOUNT
\$ 37,000.00

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

DATE OF SALE

Real Estate

\$ 90,000.00

\$ -0-

6. Names and addresses of bank references:

Ms. Joan Drake, Account Executive
Bank of Boston
100 Federal St, Boston, MA

7. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, holders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7. Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? yes no

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? yes no

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach an explanation deemed necessary.

8. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

None: First Project of this nature.

9. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description.

Carl Erickson-Construction Supervisors License#007487

Self-Employed-Residential Extensive Rehabilitation

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stock officer, director or trustee, or partner of such a redeveloper:

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

N/A

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder refused to enter into a contract after an award has been made, or failed to complete a construction development contract?

If Yes, explain:

YES X NO

c. Total amount of construction or development work performed by such contractor or builder during the three years: \$ 300,000.00

General description of such work:

Extensive rehabilitation of Residential Property

d. Construction contracts or developments now being performed by such contractor or builder:

<u>IDENTIFICATION OF CONTRACT OR DEVELOPMENT</u>	<u>LOCATION</u>	<u>AMOUNT</u>	<u>DATE TO BE COMPLETED</u>
13 Kenilworth St.,	Boston	\$ 165,000.00	3 39
511 Columbus Avenue,	Boston	98,000.00	4 39
180 Arnold St.	New Bedford	60,000.00	5 39

PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

a. Outstanding construction contracts as of such contractor or builder:

issuing agency

Erickson Investment & Development/Owner
(see 11-D)

\$323,000.00

4.88

b. If statement respecting equipment, experience, financial capacity, and other resources are made by such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

n/a

1. a. Does any member of the governing body of the Local Public Agency to which the accompanying proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ yes ☒ no

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality who exercises any functions or responsibilities in the carrying out of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ yes ☒ no

If Yes, explain.

2. Statements and other evidence of the Redeveloper's qualifications and financial responsibility, including the financial statements referred to in item 1a, are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I, _____

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: December 31st, 1991

Dated: _____

Carl Erickson
Signature

Signature

President

Title

13 Kenilworth St./Boston, Ma 02119

Address and ZIP Code

Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation or, if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

2. Penalty for False Certifications: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly making or using any false writing or document in connection with the same to obtain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department.

MEMORANDUM

JANUARY 22, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR NEIGHBORHOOD
HOUSING AND DEVELOPMENT, BEVERLY JOHNSON, DEPUTY
DIRECTOR FOR COMMUNITY ECONOMIC DEVELOPMENT, AND
ROBERT MCGILVRAY, CHIEF OF REHAB

SUBJECT: CAMPUS HIGH RENEWAL AREA, MASS NO. R-129, RESCISSION OF
TENTATIVE DESIGNATION FOR THE BRA PROPERTY AT 95 DUDLEY
STREET AND TENTATIVE DESIGNATION OF THE BRA PROPERTY AT
2170 WASHINGTON STREET IN THE DUDLEY SQUARE IMPROVEMENT
AREA

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY RESCIND THE
TENTATIVE DESIGNATION OF ERICKSON INVESTMENT AND DEVELOP-
MENT CORPORATION AS REDEVELOPER OF THE FOUR-STORY MASONRY
BUILDING AT 95 DUDLEY STREET, AND THAT THE AUTHORITY
~~TENTATIVELY DESIGNATE THE ERICKSON INVESTMENT AND~~
DEVELOPMENT CORPORATION AS REDEVELOPER OF THE BRA-OWNED
VACANT BUILDING AT 2170 WASHINGTON STREET

On May 11, 1989 the BRA voted Tentative Designation and Early Entry
Permission to stabilize 95 Dudley Street to Carl Erickson of
Erickson Investment and Development Corporation. The disposition
was in response to community concern in 1987 that the building be
saved and rehabilitated, even though the building was located
within the study area for the relocation of the New Dudley Street.

In April of 1990, Mr. Erickson secured a building permit and
performed emergency repairs to the structure. Since that time, Mr.
Erickson has endeavored to secure commercial tenants and adequate
financing for the building. The final plans for the relocation
of New Dudley Street have been prepared, and the building at
95 Dudley Street is shown as an isolated structure on a traffic
island, creating access and egress problems for both pedestrian
and automobile traffic.

The vacant building at 2170 Washington Street contains over 6,000

square feet of area on two floors. It is located directly adjacent to the new off-street parking area at the former Blairs Foodland property.

Mr. Erickson has expressed interest to develop this property on at least two occasions within the past seven months, and has inspected and photographed the interior and exterior of the property.

Erickson Investment and Development Corp. has had extensive experience rehabilitating several properties in Boston and New Bedford, and is currently rehabilitating a three story masonry building at 57 Dudley Street into housing for low income families.

It is Mr. Erickson's intention to rehabilitate the building at 2170 Washington Street into a Community Based Movie Theater.

Total development cost has been estimated at \$300,000 and Mr. Erickson expects the complete support of the Dudley Terminal and Dudley Square Merchants Associations.

Should the Authority tentatively designate the Erickson Investment and Development Corporation, they will submit final working drawings for the project and seek community support for the project, which will conform to the Authority's Standards and Guidelines.

It is therefore recommended that the Authority Rescind the tentative designation of 95 Dudley Street to Erickson Investment and Development Corporation, and tentatively designate the Erickson Investment and Development Corporation as redeveloper of the vacant BRA property at 2170 Washington Street for rehabilitation into a Community Based Movie Theater.

An appropriate Vote follows:

VOTED: That the Tentative Designation of Erickson Investment and Development Corporation for Disposition Parcel R-20, 95 Dudley Street, in the Campus High Urban Renewal Area be hereby Rescinded without prejudice.

An appropriate Resolution for the property at 2170 Washington Street is attached.